KENARDINGTON PARISH COUNCIL MEETING
meeting held on Tuesday 6th October 2026 at 7.00pm
In the Village Hall

Present:

Parish Cllrs:	Cllrs. S McIntyre (SMc), B Hedley (BH), S Tooke (ST)
Borough Cllr:	0
KCC Cllr:	0
Neighbourhood Watch:	1
Members of Public:	0
PC:	0
Clerk:	A Beach

Item No		ACTION
1409	**Apologies & Reasons for Absence** Cllr Whittington - Personal	
1410	**Declaration of Councillor' Interests** a. To approve or reject any application put to the meeting by the Chairman in respect of Members seeking a dispensation under the Localism Act 2011, section 33. b. Request that Councillors' or any other persons' present declare if they intend to record any of the proceedings using any video or audio recording device or camera	
1411	**Approve the Minutes of the Meeting held on 1st September 2026.** Cllr McIntyre proposed these as accurate, seconded by Cllr Tooke, unanimously agreed, and signed by Cllr McIntyre	
1412	**Public Session** At this point the Meeting will be adjourned. This session is for the public to express a view or ask a question on relevant matters on the agenda. Peter New, Neighbourhood Watch Co-ordinator joined the meeting to warn of the expected rise in crime during Autumn and Winter, particularly the theft of heating oil, car number plates and Christmas gifts. He recently met with Ashford's new Chief Inspector, Jennie Basson, who is very proactive and he looks forward to working with her. Cllr McIntyre thanked him for his continued support.	
1413	**Borough Councillor Report** Cllr Shilton was unable to attend.	

1414	**County Councillor Report** Cllr Chapman was unable to attend the meeting and his monthly report is available to view by following this link Cllr Chapman's October Report	
1415	**Finance** **a. <u>Payments</u>** *Direct Debits* Hugofox – Website September - £11.99 Hugofox - Emails - £11.99 *BACS for approval* None b. **<u>Receipts</u>** Deposit account interest £11.94 Ashford BC – 2nd Precept Payment £4,200.00 Following the above, the current account has a balance of £5,816.18 and the business reserve a balance of £15,543.54 giving a working balance of £21,359.72 including £5,833 allocated to the proposed play area. Reconciled to the bank statement dated 30th September 2026	
1416	**Matters Arising** Cllr McIntyre asked the Clerk to order a replacement Union Jack in preparation of Remembrance Day. *Order and received post meeting.*	
1417	**Village Survey Actions** Using the survey results, Cllr McIntyre asked Cllr Hedley to include the agreed list of the areas the PC will focus on, in the next village newsletter, they are: - 1. Improve safety for Highways and Pavement users 2. Protect Public Rights of Way and Green Spaces 3. Build Parish Assets e.g. Village Hall upgrade and new Play Park 4. Engage and support with the community e.g. with Resilience Planning 5. Support Green Energy initiatives e.g. Electric Vehicle Chargers	

1418	**Planning** **OTH/2026/1637 -** Rushfield Farm, Appledore Road Details submitted pursuant to Conditions 10 (Biodiversity), 12 (Sewage) & 15 (Bicycle Storage on planning application PA/2024/1640 **Parish Council Comments** **Agreed** **PA/2026/1758** – 5 The Poplars, Warehorne Road Variation of Condition 4 (on Approved Plans) of Planning Permission 21/00336/AS for Single storey rear extension & two storey side extension; to allow for an alteration to the roof form with amended plans. **Parish Council Comments** **Agreed** **Borough Council Decision** **PA/2026/1172 –** Kenardington Manor Listed Building Consent to for the removal of cement render, cement infill, fibreglass, mastic and silicone and repairs to timber frame where required for all southern elevations. Fenestration repairs and introduction of lead where required, replacement and introduction of cast aluminium rainwater goods to be painted dark grey. Introduction of Savolite wood wool and lime render to South West panels and lime render to the South East elevation. Lime wash all lime, Oakum and Lime Putty fillers where indicated plus the replacement of missing/damaged roof tiles and re-pointing plinth wall with lime. **Approved** **National Planning Policy Framework (NPPF)** The framework changes from 31st October to simplify the planning process for applicants, as detailed on APPENDIX 2026-10-1. PC's will now have to make clear, timely and evidence-based responses, stating the national and Local Plan policies applications either adhere to or violate together with valid or invalid reasons, e.g. **Valid (Material) Considerations to Highlight:** Loss of residential amenity (e.g., severe overshadowing, loss of daylight/ sunlight, or direct overlooking causing a loss of privacy). Design incompatibility, massing, bulk, scale, or poor visual impact on the local streetscape. Highway safety, traffic congestion, or inadequate parking provisions. Environmental, tree, or ecological harm (such as threats to protected habitats or species). Flood risk or strain on local infrastructure. **Invalid (Non-Material) Points to Avoid (as they carry no weight and dilute your argument):** Loss of a private view. Impact on neighbouring property values. Private boundary or civil neighbour disputes.	

1419	**Village Matters - Ongoing** *WEEE Small Electrical Recycling* A collection weekend has been arranged from Friday 23rd to Sunday 25th October, the collecting unit will be delivered and two SUEZ staff will be on site from 9.30am-12.30pm Friday to answer any queries from residents, they have advised placing the unit in a safe area overnight to avoid fly-tipping. They will collect the unit on Monday and request that it is available from 9am *Drainage Issues – Appledore Road* Ongoing *Designated Green Space & Play Area* The Clerk has made a request to Ashford BC on the possibility of the green in The Wish being transferred to the Parish as an asset. *Proposed Solar Farm – S106 Proposal (PA/2025/1201)* The anticipated date for the decision has once again been extended until the 30th January 2027 and is currently designated to go to Committee for decision. Although the new NPPF laws commencing on 31st October state planning decisions will be made by Officers, but with a designation already stated it is believed this will remain. A draft letter to Quintas Cleantech has been written; using the KALC template; and sent to Woodchurch PC for approval, once confirmed and signed by both PC's it will be forwarded. *Lorden Cottages – Litter & Hedge Cutting* West Kent Housing Association are still not ensuring that either their tenants or landscapers are keeping the hedgerow away from the pavement for the safety of residents walking along Appledore Road. The Clerk was asked to send a request to the Housing Officer to propose a site meeting to discuss the issue. *Village Landscape Maintenance* Cllr McIntyre confirmed the gardener arranged to maintain the areas not covered by Ashford BC, following the cancellation of the Village Caretaker scheme has been a disappointment, after discussion it was agreed to ask the previous one if he would be able to take over the upkeep of the area around the Millenium Shelter and the triangle at the end of Church Lane. *Post meeting the Clerk arranged with him to undertake a maximum of two hours per month at a cost of £25 per hour.*	

1420	**Village Hall** *Fire Assessment* Councillors agreed the VH Fire Assessment prepared following the Governments 5-step process as per the legal requirement, this is available to view by following this link Fire Risk Assessment Required Items: - – To be reviewed and updated annually – Create and maintain a Fire Safety Log Book detailing any areas of concern, checks should be made at regular intervals throughout the year – Arrange annual PAT Testing – any new appliances should be tested before use – Purchase Fire Exit signage	
1421	**Sustainable Energy & the Environment** Nothing to report	
1422	**Correspondence** Previously emailed KALC – Chief Executive Bulletin – September Newsletter – Training & Weekly Bulletins – Online Wellbeing Sessions for Clerks & Councillors KALC – Ashford Branch – Meeting on 30th September in the Council Chambers NALC – Chief Executive Bulletins Katie Lam – September in The Weald KCC Highways – Details of landscaping KCC & ABC responsibilities Ashford BC – Local Plan 2043 – Scoping Consultation ran until 23rd September – Changes to free parking in Elwick Place – International Older Persons Day 26th September – Parish Forum at Singleton Environment Centre 9th November 9am-3pm – Invitation to the Mayor's Civic Service of Celebration 25th October Kent Police	

1423	**Items for Information** Invitations have been received for: - The Parish Forum at Singleton Environment Centre on Monday 9th November from 9am-3pm, including lunch The Mayor's Civic Service of Celebration on Sunday 25th October in the parish church of St Mary's the Virgin, starting at 1.00pm (have to be seated by 12.45pm) followed by a reception at The Elwick Club from 2.00 to 4.00pm The next Parish Council meeting will be on 3rd November 2026	

Cllr McIntyre closed the meeting at 8.30pm

Proposed Future Dates 2026 and 2027, please note these are subject to alteration.

2026

3rd November	1st December

2027

5th January	2nd February
2nd March	6th April
Annual Parish Meeting date in April TBC	4th May
1st June	6th July
7th September	5th October
2nd November	7th December
Meetings are not held in August	

APPENDIX 2026-10-1

National Planning Framework from October 2026

As the new planning rules come into force from 31st October it's important that as a Parish Council the full implications are understood. Parish councils must make clear, timely and evidence-based responses.

Understanding the New Rules

- **Presumption of Officer Delegation:** Routine, minor, and householder applications must or are heavily presumed to be decided by planning officers, not committees.
- **No Automatic Call-ins:** Local Borough councillors can no longer request a 'call-in' simply by asking or logging a set number of neighbour objections.
- **Strict Referral Thresholds:** Referral to a planning committee requires explicit joint agreement between the nominated planning officer and a nominated committee member, based strictly on substantial planning, economic, social, or environmental significance.

Steps to Secure a Committee Decision

- Show how the application conflicts with policies, complex local environmental impacts, or significant economic and social benefits.

- Early consultation with the planning officer showing how the application triggers the criteria, making joint referral appropriate.
- Discuss with Borough Councillor how why justifies a committee debate rather than quiet officer delegation.
- Ensure that if a referral is agreed upon, the local planning authority logs and publishes the justification clearly to avoid challenges of non-compliance with statutory guidance.

Areas of concern

Relaxation in the rules will make it easier for farmers and rural enterprises to build agricultural infrastructure and diversify, leaving the countryside vulnerable to speculative housing and loss of local control.

- Increased housing targets put pressure on rural councils to approve more homes on village edges and near transport hubs
- The rules have been simplified making it easier to build livestock holding units or barns for storage.
- Farmers can more easily diversify, some examples are converting existing buildings into holiday accommodation, farm shops or rural workspaces outside of settlement boundaries.
- Small-scale rural business offices; under 1,000 square metres; no longer have to pass strict "sequential tests" proving no other site exists. This could lead to small business parks being created
- Rules around building on previously protected, Green Belt and "grey belt" land allows rural over-development and the disappearance of small villages.
- NALC and the Campaign for the Protection of Rural England warn that uniform national policies override local decision-making power and reduce communities' ability to block unwanted developments.

Responding to Applications

It is important that all responses objecting to the application clearly detail how the application fails to meet the NPPF rules and the Ashford Local Plan

Environmental and Biodiversity Rules

- Developments must generally show they improve nature, but sites under 0.2 hectares enjoy an exemption from these BNG rules.
- New rural housing must include features like swift bricks or hedgehog pathways to support local wildlife.
- NALC and the Campaign to Protect Rural England (CPRE) launched a revamped guide—*How to Respond to Planning Applications*—designed to break down planning jargon and give rural communities clear, actionable steps to engage with local developments.
- NALC stresses that rural communities support growth when given a voice, noting that over 90% of neighbourhood plans are led by local parish and town councils.
- NALC urged the government to keep planning democratic, arguing that housing and affordable homes in rural areas should go through local planning authorities and parish consultations rather than relying solely on permitted development rights.
- NALC finalized responses to recent NPPF reforms and the Future of Rural England report, advocating for stronger rural proofing and recognizing local councils as vital delivery partners.

CPRE and NALC suggest using the 8-step rule when replying

1. *Look at the planning application*
   Examine the submitted plans, scale, design, and documents available on your local planning authority's online portal.
2. *Visit the site of the proposed development*
   View the location in person (from public land or vantage points) to understand its physical context and immediate surroundings.
3. *Decide your stance on the application*
   Determine whether you support, object to, or seek modifications to the proposal.
4. *Examine the development plan*
   Check the local council's Local Plan and relevant policies in the national NPPF to see if the proposal complies with or breaches official planning policies.
5. *Decide on your action*
   Choose how to proceed, such as writing an individual response, engaging with your parish council, or organizing a local campaign.
6. *Put your comments in writing*
   Draft a clear, objective response focusing strictly on material planning considerations (such as design, traffic, environmental impact, or loss of light) rather than personal grievances.
7. *Gather support*
   Discuss the application with neighbours or local amenity groups to build a well-supported, collective community response if necessary.
8. *Speak at committee meetings*
   Register to present your views or objections directly if the application goes to a public local planning committee meeting.